

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

March 15, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the Sinton Independent School District from Buffalo, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Sinton Independent School District is notifying Buffalo, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on March 4th, 2019. The Board voted to accept the application on March 4th, 2019. The application has been determined complete as of March 15th, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned manufacturing plant, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

A copy of the application will be submitted to the San Patricio County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: San Patricio County Appraisal District
Buffalo, LLC



Mr. Chad Jones
Superintendent
Sinton Independent School District
322 S. Archer
Sinton, TX 78387

Grant Thornton LLP
700 Milam Street, Suite 300
Houston, Texas 77002
T 832.476.3600
www.GrantThornton.com

March 4, 2019

Re: **Chapter 313 Application for Appraised Value Limitation on Qualified Property**
Buffalo, LLC
Flat Roll Steel Mill Project

Dear Mr. Jones:

Enclosed is a Chapter 313 application for a flat roll steel mill manufacturing and coating project proposed by Buffalo, LLC, a wholly owned subsidiary of Steel Dynamics, Inc. ("Steel Dynamics"), in San Patricio County. Steel Dynamics seeks support from the Sinton Independent School District Board and asks that you forward the application to the Texas Comptroller of Public Accounts for review and certification. Steel Dynamics values its relationship with the Sinton community and looks forward to working with you on this project.

If you have any questions regarding this application, please do not hesitate to contact me at (832)476-3763.

Sincerely

A handwritten signature in black ink, appearing to read "Tam Vo", with a stylized flourish at the end.

Tam Vo
Director

CC:
Richard Poinatte, Vice Pres. & Treasurer, Steel Dynamics, Inc.

Buffalo, LLC

Chapter 313 Application

For Appraised Value Limitation

By Sinton Independent School District

March 4, 2019

Table of Contents

Chapter 313 Application.....	Tab 1
Application Fee.....	Tab 2
Combined Group.....	Tab 3
Project Description.....	Tab 4
Limitation as Determining Factor.....	Tab 5
Multiple Districts.....	Tab 6
Qualified Investment Description.....	Tab 7
Qualified Property Description.....	Tab 8
Land description.....	Tab 9
Description of Not Eligible Property.....	Tab 10
Maps.....	Tab 11
Job Creation Waiver.....	Tab 12
Average Wages.....	Tab 13
Schedules A1, A2, B, C, and D.....	Tab 14
Economic Impact Analysis.....	Tab 15
Reinvestment Zone Description.....	Tab 16
Signature and Certification.....	Tab 17

Tab 1

Chapter 313 Application

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller’s website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller’s rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller’s website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

March 4, 2019

Date Application Received by District

Chad

First Name

Jones

Last Name

Superintendent

Title

Sinton Independent School District

School District Name

322 S. Archer

Street Address

322 S. Archer

Mailing Address

Sinton

City

TX

State

78387

ZIP

361-364-6800

Phone Number

361-364-6905

Fax Number

N/A

Mobile Number (optional)

cjones@sintonisd.net

Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application?

Yes

No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

First Name	Dan	Last Name	Casey
Title	Partner		
Firm Name	Moak, Casey & Associates		
Phone Number	512-485-7878	Fax Number	
Mobile Number (optional)	N/A	Email Address	dcasey@moakcasey.com

4. On what date did the district determine this application complete? March 15, 2019

5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

First Name	Richard	Last Name	Poinsatte
Title	Vice President & Treasurer		
Street Address	7575 W Jefferson Blvd.		
Mailing Address	7575 W Jefferson Blvd.		
City	Fort Wayne	State	Indiana
Phone Number	260-969-3560	Fax Number	260-969-3592
Mobile Number (optional)	N/A	Business Email Address	rick.poinsatte@steeldynamics.com
		ZIP	46804

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No

2a. If yes, please fill out contact information for that person.

First Name	Matthew	Last Name	Peters
Title	Vice President - Tax		
Street Address	7575 W Jefferson Blvd.		
Mailing Address	7575 W Jefferson Blvd.		
City	Fort Wayne	State	Indiana
Phone Number	260-469-4334	Fax Number	260-969-3592
Mobile Number (optional)	N/A	Business Email Address	matt.peters@steeldynamics.com
		ZIP	46804

3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Tam _____ Vo _____
First Name Last Name
 Director _____
Title
 Grant Thornton LLP _____
Firm Name
 832-476-3763 _____ 832-476-3740 _____
Phone Number Fax Number
 Tam.Vo@us.gt.com _____
Business Email Address

SECTION 3: Fees and Payments

- Has an application fee been paid to the school district? Yes No
 The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.
 1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.
- Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A
- If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

- What is the legal name of the applicant under which this application is made? _____ Buffalo, LLC
- List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____ 32070026441
- List the NAICS code _____ 331111
- Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement _____

SECTION 5: Applicant Business Structure

- Identify Business Organization of Applicant (corporation, limited liability corporation, etc) _____ Limited Liability Company
- Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No
 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
- Is the applicant current on all tax payments due to the State of Texas? Yes No
- Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A
- If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

Newly-formed business without any operations yet.

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? Yes No
2. The property will be used for one of the following activities:
 - (1) manufacturing Yes No
 - (2) research and development Yes No
 - (3) a clean coal project, as defined by Section 5.001, Water Code Yes No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code Yes No
 - (5) renewable energy electric generation Yes No
 - (6) electric power generation using integrated gasification combined cycle technology Yes No
 - (7) nuclear electric power generation Yes No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) Yes No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 Yes No
3. Are you requesting that any of the land be classified as qualified investment? Yes No
4. Will any of the proposed qualified investment be leased under a capitalized lease? Yes No
5. Will any of the proposed qualified investment be leased under an operating lease? Yes No
6. Are you including property that is owned by a person other than the applicant? Yes No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? Yes No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? Yes No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? Yes No
3. Does the applicant have current business activities at the location where the proposed project will occur? Yes No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? Yes No
5. Has the applicant received any local or state permits for activities on the proposed project site? Yes No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? Yes No
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

1. Application approval by school board August 2019
2. Commencement of construction 4th Quarter of 2019
3. Beginning of qualifying time period January 1, 2021
4. First year of limitation January 1, 2022
5. Begin hiring new employees June 2019
6. Commencement of commercial operations December 2021
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? Yes No
Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? December 2021

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located San Patricio
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property San Patricio County Appraisal District
3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: San Patricio County, 0.468521, 100% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: N/A Water District: San Patricio Co Drain Dist, 0.069607, 100%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): See Tab 6 Other (describe): See Tab 6
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).

3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.

4. Total estimated market value of existing property (that property described in response to question 1): \$ 270,237.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2018
(year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 500

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 933.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 2,125.48
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,275.12

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 60,278.40

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 76,167.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Tab 2
Application Fee

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*

Tab 3
Combined Group

Tab 3 Combined Group

The Applicant is a newly formed entity with no current business operations. If this project proceeds, the Applicant will file as part of a combined group under Steel Dynamics Sales North America, Inc. (Taxpayer ID 13200420399).

Tab 4

Project Description

Tab 4

Detailed Project Description

The Applicant, Buffalo, LLC (“Buffalo” or the “Company”), a wholly owned subsidiary of Steel Dynamics, Inc. (“Steel Dynamics”), was formed to construct and operate a new southwest flat roll steel facility. Steel Dynamics, founded in 1993, is one of the largest domestic steel producers and metal recyclers based on estimated annual steelmaking and metal recycling capabilities, with facilities located throughout the United States and Mexico. Steel Dynamics produces steel products, including hot roll, cold roll, and coated sheet steel, structural steel beams and shapes, rail, engineered special-bar-quality steel, cold finished steel, merchant bar products, specialty steel sections and steel joists and deck. In addition, the company produces liquid pig iron, processes, and sells ferrous and nonferrous scrap. In 2018, Steel Dynamics’ annual revenues reached \$11.8 billion.

The proposed Sinton project would include construction throughout 2019-2021 of a state of the art flat roll steel mill manufacturing and coating facility utilizing scrap metal as the primary raw material input using electric arc furnace technology. The facility will be capable of producing approximately 3 million tons of steel coils annually and will include the ability to further process and/or coat the steel to create value added products according to customer requirements. In addition to the production facilities, this semi-autonomous business unit will include sales, administration, engineering, transportation logistics and various other support functions. Flat roll steel is used by a variety of customers in the construction, building products, automotive, energy, HVAC, appliance, heavy equipment and agricultural industries in both the United States and Mexico.

This proposed Sinton project would result in the creation of approximately 500 new Texas jobs with annual average wages of approximately \$76,167. If constructed in Texas, this state-of-the-art flat roll steel mill would utilize new technologies that would help to increase Steel Dynamic’s steelmaking capacity, further serving the growing flat roll steel mill-consuming region.

Tab 5

Limitation as Determining Factor

Press Release



7575 W. Jefferson Blvd.
Fort Wayne, IN 46804

Steel Dynamics Announces a New Organic Flat Roll Steel Mill Investment

FORT WAYNE, Ind., Nov. 26, 2018 /PRNewswire/ -- Steel Dynamics, Inc. (NASDAQ/GS: STLD) today announced that its Board of Directors has authorized the company to construct a new state-of-the-art, electric-arc-furnace (EAF) flat roll steel mill in the United States. The facility is anticipated to have an annual production capacity of approximately 3.0 million tons with the capability to produce the latest generation of Advanced High Strength Steel products. The project will include value-added finishing lines, including a galvanizing line with an annual capacity of 450,000 tons, and a paint line with an annual coating capacity of 250,000 tons. The product offering is anticipated to include various flat roll steel products, including hot roll, cold roll, galvanized, Galvalume® and painted steel, primarily serving the energy, automotive, construction, and appliance sectors. The current estimated investment is \$1.7 billion to \$1.8 billion, with anticipated direct job creation of approximately 600 well-paying positions, and numerous opportunities for indirect job growth from other support service providers.

The company currently expects to locate the facility in the southwestern United States, to cost effectively serve not only the southern United States, but also the underserved Mexican flat roll steel market. Determination of the final site location is subject to state and local government infrastructure and incentive support. Upon final site selection and the receipt of required environmental and operating permits, the company would expect to begin construction in 2020, followed by the commencement of operations in the second half of 2021.

"We believe our unique operating culture, coupled with our considerable experience in successfully constructing and operating cost-effective and highly profitable steel mills, positions us well to execute this greenfield opportunity, and to deliver strong long-term value creation," said Mark D. Millett, President and Chief Executive Officer. "We plan to utilize new technologies that will further reduce the gap between existing EAF and integrated steel mill production capabilities. We are excited to announce this investment, which is a culmination of our intentional focus to cost effectively further serve the customers in this growing flat roll steel consuming region, while increasing our steelmaking capacity and value-added product capability. As a site location is finalized and equipment negotiations are completed, we look forward to updating you on this important strategic initiative."

The company believes this planned growth investment is differentiated and supported by the following key competitive and strategic advantages:

- Safety and Culture
 - This investment will benefit from Steel Dynamics' focus on safety, its low-cost operating framework and entrepreneurial performance-based incentive culture.
- Geographic Diversification
 - The new facility will serve the growing southern U.S. energy and construction sectors, which consume considerable amounts of flat roll steel products.
 - The new facility will also serve the growing steel consuming northern and mid-central regions of Mexico, which consume considerable amounts of flat roll steel products for the automotive and appliance sectors.
 - The site will have a significant competitive edge in the region, with meaningful regional freight cost and logistics advantages.
- Product Quality and Diversification
 - The new facility will be designed with state-of-the-art technologies to produce the highest strength steels available to more comprehensively serve the automotive, energy and equipment sectors.
 - The new technology will allow for greater steel product optionality, including the use of thicker slabs and greater width capabilities, to increase product quality and finished product application alternatives.
- Organic Growth Success Track Record
 - Steel Dynamics' employees and its executive leadership have extensive experience constructing and operating EAF steel mills and downstream value-add finishing lines.
- Sustainability
 - This project will provide meaningful well-paying U.S. jobs and talent development opportunities, with safety and sustainability as a primary focus.
 - Consistent with existing Steel Dynamics' EAF steel mills, this new steel mill will provide an energy efficient, lower environmental impact steelmaking alternative, compared to average typical global steelmaking technologies in use today.

About Steel Dynamics, Inc.

Steel Dynamics is one of the largest domestic steel producers and metals recyclers in the United States based on estimated annual steelmaking and metals recycling capability, with facilities located throughout the United States, and in Mexico. Steel Dynamics produces steel products, including hot roll, cold roll, and coated sheet steel, structural steel beams and shapes, rail, engineered special-bar-quality steel, cold finished steel, merchant bar products, specialty steel sections and steel joists and deck. In addition, the company produces liquid pig iron and processes and sells ferrous and nonferrous scrap.

Forward-Looking Statements

This press release contains some predictive statements about future events, including statements related to conditions in the steel and metallic scrap markets, Steel Dynamics' revenues, costs of purchased materials, future profitability and earnings, and the operation of new or existing facilities. These statements, which we generally precede or accompany by such typical conditional words as "anticipate," "intend," "believe," "estimate," "plan," "seek," "project" or "expect," or by the words "may," "will," or "should," are intended to be made as "forward-looking," subject to many risks and uncertainties, within the safe harbor protections of the Private Securities Litigation Reform Act of 1995. These statements speak only as of this date and are based upon information and assumptions, which we consider reasonable as of this date, concerning our businesses and the environments in which they operate. Such predictive statements are not guarantees of future performance, and we undertake no duty to update or revise any such statements. Some factors that could cause such forward-looking statements to turn out differently than anticipated include: (1) the effects of uncertain economic conditions; (2) cyclical and changing industrial demand; (3) changes in conditions in any of the steel or scrap-consuming sectors of the economy which affect demand for our

products, including the strength of the non-residential and residential construction, automotive, manufacturing, appliance, pipe and tube, and other steel-consuming industries; (4) fluctuation in the cost of key raw materials and supplies (including steel scrap, iron units, and energy costs) and our ability to pass on any cost increases; (5) the impact of domestic and foreign import price competition; (6) unanticipated difficulties in integrating or starting up new or acquired businesses or assets; (7) risks and uncertainties involving product and/or technology development; and (8) occurrences of unexpected plant outages or equipment failures.

More specifically, we refer you to Steel Dynamics' more detailed explanation of these and other factors and risks that may cause such predictive statements to turn out differently, as set forth in our most recent Annual Report on Form 10-K under the headings Special Note Regarding Forward-Looking Statements and Risk Factors, in our quarterly reports on Form 10-Q or in other reports which we from time to time file with the Securities and Exchange Commission. These are available publicly on the SEC website, www.sec.gov, and on the Steel Dynamics website, www.steeldynamics.com: Investors: SEC Filings.

SOURCE Steel Dynamics, Inc.

11/26/2018 6:00:00 PM

Tab 5

Limitation as Determining Factor

The Applicant, Buffalo, LLC (“Buffalo” or the “Company”), a wholly owned subsidiary of Steel Dynamics, Inc. (Steel Dynamics), was formed to construct and operate a new southwest flat roll steel facility. Steel Dynamics, founded in 1993, is one of the largest domestic steel producers and metal recyclers based on estimated annual steelmaking and metal recycling capabilities, with facilities located throughout the United States and Mexico. Steel Dynamics produces steel products, including hot roll, cold roll, and coated sheet steel, structural steel beams and shapes, rail, engineered special-bar-quality steel, cold finished steel, merchant bar products, specialty steel sections and steel joists and deck. In addition, the company produces liquid pig iron, processes, and sells ferrous and nonferrous scrap. In 2018, Steel Dynamics’ annual revenues reached \$11.8 billion. Steel Dynamics has limited capital dollars that it invests across the United States into its various locations. To be successful in competition for these dollars, it is imperative that the Sinton management team develops a strong economic argument, which demonstrates sufficient financial return to the organization. Steel Dynamics’ board of directors is evaluating this project as well as other capital projects at this time and partnerships with the state and local governments are a critical component of the evaluation process.

Steel Dynamics takes a disciplined, long-term approach to investing, regardless of the economic cycle and the geographic location. They consistently seek new global investment opportunities that create value for their stakeholders. Their business model is to conduct an extensive evaluation before they make any final investment decisions. A project team is evaluating these opportunities with a focus on global logistic capabilities, efficiency, scale, and site integration. The company has made no public announcements of a definitive intent to construct the proposed flat roll steel mill at the Sinton location. With respect to potential locations in North America, the Applicant is also reviewing possible sites in Louisiana.

Competitive abatement programs for the proposed new flat roll steel facility exist in alternative locations. The impact of the property tax burden on the economic return of the proposed new facility is an important factor in the Applicant’s site selection evaluation and decision, as well as in obtaining approval for the project internally with Steel Dynamics’ board of directors. Thus, a limitation on appraised value under Chapter 313 of the Texas Tax Code is a determining factor in the Applicant’s decision to invest capital and construct the Project in the State of Texas.

The decision to make an investment in a particular jurisdiction depends on the economics of the investment in that jurisdiction. Steel Dynamics’ decision to proceed with the investment in the proposed project will be based on a number of commercial, regulatory, and financial considerations, including the ability to obtain relief regarding property taxes. Capital investments are allocated to projects and locations based on expected economic return, and projected property tax liabilities associated with the proposed project are a substantial ongoing cost of operation. With all the national project proposals Steel Dynamics is considering, the Applicant is requesting a significant portion of the Steel Dynamics’ capital investment budget relative to the Applicant’s total portfolio. The projected tax liabilities for the proposed project, without a Chapter 313 appraised value limitation, lower the economic rate of return and detract from the financial attractiveness of the project. In turn, the project becomes less competitive with other capital-intensive projects that deliver higher rates of return on invested capital. Accordingly, securing a Chapter 313 appraised value limitation is critical to establishing a rate of return competitive with other investment opportunities and, therefore, is an important factor affecting Steel Dynamics’ final investment decision to construct and operate the proposed project in Texas.

An article published by Steel Dynamics' on their website on November 26, 2018 states that the company currently expects to locate the new facility in the southwestern United States, but that the final site location is subject to the state and local government incentive support received.

A comparison of Sinton ISD's M&O ad valorem taxes with and without the Chapter 313 appraised limitation through the 10th anniversary of the beginning of the limitation period using the current Sinton ISD M&O ad valorem tax rate of \$1.17 per \$100 of the estimated M&O taxable values on Schedule B is shown below:

**M&O Ad Valorem Tax Comparison
For Sinton ISD
With and without Chapter 313 appraised value limitation**

Tax Year	M&O Taxes Without 313	M&O Taxes With 313
2021	\$18,765,794	\$234,000
2022	\$17,954,431	\$234,000
2023	\$17,165,706	\$234,000
2024	\$16,376,178	\$234,000
2025	\$15,585,802	\$234,000
2026	\$14,738,963	\$234,000
2027	\$13,894,120	\$234,000
2028	\$13,051,233	\$234,000
2029	\$12,210,263	\$234,000
2030	\$11,371,171	\$234,000
Total	\$151,113,660	\$2,340,000
Difference		(\$148,773,660)

As shown in the attachment, the Chapter 313 appraised value limitation is projected to result in approximately \$149 million in tax savings. These savings have a material impact on the rate of return and discounted cash flow projections for the project and are equivalent to 8.24% of the projected total investment in the proposed project, which is considered material for financial purposes.

The Applicant is jointly applying for the following state or local incentives in the beginning of 2020 if the project is moving forward in Texas:

Incentive Description	Taxing Entity (as applicable)	Duration of Benefit	Annual Incentive
Tax Code Chapter 312	San Patricio	10 years	70% abatement
Freeport Exemptions	City / County	To be determined	To be determined
Enterprise Zone/Project	State of Texas	5 years	\$727,500
Texas Enterprise Fund	State of Texas	10 years	Up to \$10,000 per job
Skills Development Fund	State of Texas	To be determined	To be determined
Drainage District Abatement	San Patricio	To be determined	To be determined

The Applicant is also in the process of applying for air permits in both Texas and Louisiana. The Applicant intends to apply for water permits in both Texas and Louisiana once more information is finalized.

Tab 6

Multiple Districts

Tab 6

Multiple Districts

The project is located entirely (100%) within the boundaries of Sinton ISD and San Patricio County. The project is also located 100% in the following taxing entities and the 2018 tax rate is shown below for each:

JURISDICTION	2018 TAX RATE
San Patricio County	0.468521
San Patricio County Drainage District	0.069607
San Patricio County Road	0.047803
Sinton ISD	1.449000

Tab 7

Qualified Investment Description

Tab 7

Qualified Investment Description

The Applicant currently does not have operations in Texas. The Applicant expects to construct a new facility in the southwestern United States to cost effectively serve the Southern United States and the underserved Mexican flat roll steel markets. If approved, the proposed Sinton capital project involves the construction of a new state-of-the-art electric-arc furnace flat roll steel mill designed to produce the latest in advanced high strength steel products. The construction of the facility and the associated equipment results in a capital investment of approximately \$1.755 billion. As part of the project, the facility will include production facilities, sales, administration, engineering, transportation logistics and various other support functions.

Below is a list of the major investments related to the proposed facility for qualified investment:

- Site preparation
- Engineering
- General utilities
- Melt / Cast building
- Hot mill building
- Cold mill / Pickle line building
- Warehouse
- Utility buildings
- Guard house
- Melt shop equipment
- Caster / Tunnel equipment
- Hot mill equipment
- Cold mill equipment
- Dust collection
- Water treatment
- Cranes
- Rail / Scrap yard
- Office building and equipment
- Mobile equipment
- Production equipment

Additional infrastructure to support this property will include access to electricity, natural gas, water, railways, and highways.

The qualified investment will be located on land currently being evaluated by the Applicant for purchase. Additional land details are located in Tab 9.

Construction is proposed to be initiated in September 2019, with the commencement of commercial operations in December 2021. The successful implementation of this project is dependent upon the supportive economic development incentives provided.

Tab 8

Qualified Property Description

Tab 8

Qualified Property Description

The Applicant currently does not have operations in Texas. The Applicant expects to construct a new facility in the southwestern United States to cost effectively serve the Southern United States and the underserved Mexican flat roll steel markets. If approved, the proposed Sinton capital project involves the construction of a new state-of-the-art electric-arc furnace flat roll steel mill designed to produce the latest in advanced high strength steel products. The land, construction of the facility, and the associated equipment results in a total capital investment for qualifying property of approximately \$1.805 billion. As part of the project, the facility will include production facilities, sales, administration, engineering, transportation logistics and various other support functions.

Below is a list of the major investments related to the proposed facility for qualified property:

- Site preparation
- Engineering
- General utilities
- Melt / Cast building
- Hot mill building
- Cold mill / Pickle line building
- Warehouse
- Utility buildings
- Guard house
- Melt shop equipment
- Caster / Tunnel equipment
- Hot mill equipment
- Cold mill equipment
- Dust collection
- Water treatment
- Cranes
- Rail / Scrap yard
- Office building and equipment
- Mobile equipment
- Production equipment

Additional infrastructure to support this property will include access to electricity, natural gas, water, railways, and highways.

The qualified investment will be located on land currently being evaluated by the Applicant for purchase. Additional land details are located in Tab 9.

Construction is proposed to be initiated in September 2019, with the commencement of commercial operations in December 2021. The successful implementation of this project is dependent upon the supportive economic development incentives provided.

Tab 9
Land Description

Tab 9

Land Description

The land upon which the new buildings and new improvements will be built will be part of the qualified property described by 313.021(2)(A).

The project requires undeveloped land with access to electricity, natural gas, water, railways, and highways. The project will be located on the following land parcels in San Patricio County, Texas:

PROPERTY ID	GEOGRAPHIC ID NO.	LAND (ACRES)	2018 MARKET VALUE
66791	1361-0000-0000-010	2	\$23,500
66896	1361-0001-0000-010	774.513	\$779,948
109823	1361-0004-0000-000	873.86	\$1,588,678
109825	1361-0020-0000-000	873.86	\$1,683,911
1032225	1361-0001-0000-011	97.347	\$203,364
Totals		2,621.598	\$4,279,401

See attached CCAD account details and Tab 11 for map.

San Patricio CAD Property Search

Property ID: 66791 For Year 2018

Property Details

Account

Property ID: 66791
Legal Description: PT SEC 1 2 4 & 5 ELIZA H. WELDER 2 ACRES
Geographic ID: 1361-0000-0000-010
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-

Neighborhood CD:

Owner

Owner ID: 82126
Name: HAMILTON-INGLESIDE LIMITED LP
Mailing Address: 1014 SANTA FE ST
CORPUS CHRISTI, TX 78404

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$270,237
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$23,500
Agricultural Market Valuation:	\$0
Market Value:	\$293,737
Ag Use Value:	\$0
Appraised Value:	\$293,737
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$293,737

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$293,737	\$293,737	\$0.00	
GSP	aSan Patricio County	0.468521	\$293,737	\$293,737	\$1,376.22	
MUD	aSan Patricio Co Drain Dist	0.069607	\$293,737	\$293,737	\$204.46	
RSP	aSan Patricio County Road	0.047803	\$293,737	\$293,737	\$140.42	
SSI	aSD Sinton	1.449000	\$293,737	\$293,737	\$4,256.25	

Total Tax Rate: 2.034931 **Estimated Taxes With Exemptions:** \$5,977.35 **Estimated Taxes Without Exemptions:** \$5,977.35

Property Improvement - Building

Description: Orig code: MA **Type:** Residential **State Code:** E1 **Living Area:** 3,496.00sqft **Value:** \$270,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GR	GARAGE	GRF			777.00
S17BGP	ORIG CODE: S17BGP	S5			3,200.00
OP	OPEN PORCH	OP-4		1951	252.00
MA	MAIN AREA	FR4	Wood / tarpaper	1984	1,240.00
OP	OPEN PORCH	OP-4		1984	16.00
CP	CARPORT	CPW		1984	78.00
MA	MAIN AREA	FR4	Wood / tarpaper	1951	1,742.00
CP	CARPORT	CPW		1951	480.00
OP	OPEN PORCH	OP-4		1951	96.00
OP	OPEN PORCH	OP-4		1984	168.00
CP	CARPORT	CPW		1984	624.00
MA	MAIN AREA	FR3		1951	294.00
SP	ORIG CODE: SP	GN-A		1951	220.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR	ORIG CODE: RUR	2	87,120.00			\$23,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$270,237	\$23,500	\$0	\$293,737	\$0	\$293,737
2017	\$270,237	\$26,500	\$0	\$296,737	\$0	\$296,737
2016	\$246,027	\$7,400	\$0	\$253,427	\$0	\$253,427
2015	\$242,601	\$7,400	\$0	\$250,001	\$0	\$250,001
2014	\$233,542	\$7,400	\$0	\$240,942	\$0	\$240,942
2013	\$218,825	\$7,400	\$0	\$226,225	\$0	\$226,225
2012	\$205,255	\$7,400	\$0	\$212,655	\$0	\$212,655
2011	\$161,675	\$7,400	\$0	\$169,075	\$0	\$169,075

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
8/2/2012	GWD	GENERAL WD	E H PARTNERSHIP LTD	HAMILTON- INGLESIDE LIMITED LP	620282	620282

DISCLAIMER

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

San Patricio CAD Property Search

Property ID: 66896 For Year 2018

Property Details

Account

Property ID: 66896
Legal Description: PT SEC 1 2 4 & 5 ELIZA H. WELDER 774.513 ACRES
Geographic ID: 1361-0001-0000-010
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-
Neighborhood CD:

Owner

Owner ID: 82126
Name: HAMILTON-INGLESIDE LIMITED LP
Mailing Address: 1014 SANTA FE ST
CORPUS CHRISTI, TX 78404

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$779,948
Market Value:	\$779,948
Ag Use Value:	\$68,213
Appraised Value:	\$68,213
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$68,213

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$779,948	\$68,213	\$0.00	
GSP	aSan Patricio County	0.468521	\$779,948	\$68,213	\$319.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$779,948	\$68,213	\$47.48	
RSP	aSan Patricio County Road	0.047803	\$779,948	\$68,213	\$32.61	
SSI	aISD Sinton	1.449000	\$779,948	\$68,213	\$988.41	

Total Tax Rate: 2.034931 **Estimated Taxes With Exemptions:** \$1,388.09 **Estimated Taxes Without Exemptions:** \$15,871.40

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR	IMPROVED PASTURELAND	303.195	13,206,956.40			\$308,677	\$21,345
NATP	NATIVE PASTURELAND	471.318	20,530,612.08	0.00	0.00	\$471,271	\$46,868

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$779,948	\$68,213	\$68,213	\$0	\$68,213
2017	\$0	\$779,948	\$56,010	\$56,010	\$0	\$56,010
2016	\$0	\$929,960	\$78,021	\$78,021	\$0	\$78,021
2015	\$0	\$917,303	\$77,224	\$77,224	\$0	\$77,224
2014	\$0	\$634,975	\$79,749	\$79,749	\$0	\$79,749
2013	\$0	\$616,479	\$79,749	\$79,749	\$0	\$79,749
2012	\$0	\$616,479	\$78,318	\$78,318	\$0	\$78,318
2011	\$0	\$579,066	\$66,588	\$66,588	\$0	\$66,588

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
8/2/2012	GWD	GENERAL WD	E H PARTNERSHIP LTD	HAMILTON- INGLESIDE LIMITED LP	620282	620282

DISCLAIMER

DISCLAIMER:Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

San Patricio CAD Property Search

Property ID: 109823 For Year 2018

Property Details

Account

Property ID: 109823
Legal Description: PT SEC 4 5 20 & 21 ELIZA H. WELDER ACRES 873.86
Geographic ID: 1361-0004-0000-000
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-
Neighborhood CD:

Owner

Owner ID: 47925
Name: EDWARDS 1976 TRUST "A" DAVID EDWAR
Mailing Address: % FIRST VICTORIA NANTIONAL BANK TRU
PO BOX 1338
VICTORIA, TX 77902

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$1,588,678
Market Value:	\$1,588,678
Ag Use Value:	\$101,722
Appraised Value:	\$101,722
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$101,722

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$1,588,678	\$101,722	\$0.00	
GSP	aSan Patricio County	0.468521	\$1,588,678	\$101,722	\$476.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$1,588,678	\$101,722	\$70.81	
RSP	aSan Patricio County Road	0.047803	\$1,588,678	\$101,722	\$48.63	
SSI	aSD Sinton	1.449000	\$1,588,678	\$101,722	\$1,473.95	

Total Tax Rate: 2.034931 **Estimated Taxes With Exemptions:** \$2,069.97 **Estimated Taxes Without Exemptions:** \$32,328.50

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	198.666	8,654,065.20			\$361,175	\$19,755
NATP	NATIVE PASTURELAND	270.666	11,790,385.20			\$492,071	\$26,915
DLCP-B	DRYLAND CROPLAND CLASS B	99.333	4,326,814.80			\$180,587	\$33,566
IMPR	IMPROVED PASTURELAND	305.195	13,294,076.40			\$554,845	\$21,486

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,588,678	\$101,722	\$101,722	\$0	\$101,722
2017	\$0	\$1,588,678	\$92,809	\$92,809	\$0	\$92,809
2016	\$0	\$1,683,911	\$92,809	\$92,809	\$0	\$92,809
2015	\$0	\$2,237,899	\$104,803	\$104,803	\$0	\$104,803
2014	\$0	\$1,507,391	\$103,394	\$103,394	\$0	\$103,394
2013	\$0	\$1,463,096	\$103,394	\$103,394	\$0	\$103,394
2012	\$0	\$1,433,297	\$99,920	\$99,920	\$0	\$99,920
2011	\$0	\$691,638	\$91,171	\$91,171	\$0	\$91,171

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
-----------	------	-------------	---------	---------	--------	------	--------

DISCLAIMER

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

San Patricio CAD Property Search

Property ID: 109825 For Year 2018

Property Details**Account**

Property ID: 109825
Legal Description: PT SEC 20 21 22 & 23 ELIZA H . WELDER ACRES 873.86
Geographic ID: 1361-0020-0000-000
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-

Neighborhood CD:**Owner**

Owner ID: 47917
Name: FORD-POWERS FAMILY PROPERTIES LTD

Mailing Address: 4225 AVALON
CORPUS CHRISTI, TX 78412

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$1,683,911
Market Value:	\$1,683,911
Ag Use Value:	\$101,722
Appraised Value:	\$101,722
Homestead Cap Loss: ?	\$0
Assessed Value:	\$101,722

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$1,683,911	\$101,722	\$0.00	
GSP	aSan Patricio County	0.468521	\$1,683,911	\$101,722	\$476.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$1,683,911	\$101,722	\$70.81	
RSP	aSan Patricio County Road	0.047803	\$1,683,911	\$101,722	\$48.63	
SSI	aSD Sinton	1.449000	\$1,683,911	\$101,722	\$1,473.95	

Total Tax Rate: 2.034931 **Estimated Taxes With Exemptions:** \$2,069.97 **Estimated Taxes Without Exemptions:** \$34,266.43

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	198.666	8,654,065.20			\$382,825	\$19,755
NATP	NATIVE PASTURELAND	270.666	11,790,385.20			\$521,568	\$26,915
DLCP-B	DRYLAND CROPLAND CLASS B	99.333	4,326,814.80			\$191,413	\$33,566
IMPR	IMPROVED PASTURELAND	305.195	13,294,076.40			\$588,105	\$21,486

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,683,911	\$101,722	\$101,722	\$0	\$101,722
2017	\$0	\$841,956	\$46,405	\$46,405	\$0	\$46,405
2016	\$0	\$841,956	\$46,405	\$46,405	\$0	\$46,405
2015	\$0	\$830,530	\$52,402	\$52,402	\$0	\$52,402
2014	\$0	\$574,913	\$51,697	\$51,697	\$0	\$51,697
2013	\$0	\$558,170	\$51,697	\$51,697	\$0	\$51,697
2012	\$0	\$558,170	\$49,960	\$49,960	\$0	\$49,960
2011	\$0	\$345,819	\$45,586	\$45,586	\$0	\$45,586

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
9/27/2016	GWD	GENERAL WD	FORD-ALLEN FAMILY PROPERTIES LTD	FORD-POWERS FAMILY PROPERTIES LTD	660507	660507
9/27/2016	GWD	GENERAL WD	FORD-ALLEN FAMILY PROPERTIES LTD	FORD-ALLEN FAMILY PROPERTIES LTD	660507	660507

DISCLAIMER

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

San Patricio CAD Property Search

Property ID: 1032225 For Year 2018

Property Details**Account**

Property ID: 1032225
Legal Description: PT SEC 1 & 5 ELIZA H. WELDER 97.347 ACRES
Geographic ID: 1361-0001-0000-011
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-

Neighborhood CD:**Owner**

Owner ID: 40401
Name: THOMAS HUGHES C
Mailing Address: PO BOX 610
SINTON, TX 78387

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$203,364
Market Value:	\$203,364
Ag Use Value:	\$9,680
Appraised Value:	\$9,680
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$9,680

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$203,364	\$9,680	\$0.00	
GSP	aSan Patricio County	0.468521	\$203,364	\$9,680	\$45.35	
MUD	aSan Patricio Co Drain Dist	0.069607	\$203,364	\$9,680	\$6.74	
RSP	aSan Patricio County Road	0.047803	\$203,364	\$9,680	\$4.63	
SSI	aSD Sinton	1.449000	\$203,364	\$9,680	\$140.26	

Total Tax Rate: 2.034931 Estimated Taxes With Exemptions: \$196.98 Estimated Taxes Without Exemptions: \$4,138.32

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	97.347	4,240,435.32	0.00	0.00	\$203,364	\$9,680

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$203,364	\$9,680	\$9,680	\$0	\$9,680
2017	\$0	\$203,364	\$8,262	\$8,262	\$0	\$8,262

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/11/2015	GWD	GENERAL WD	HAMILTON- INGLESIDE LIMITED LP	THOMAS HUGHES C	646120		646120

DISCLAIMER

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Tab 10

Description of Not Eligible Property

Tab 10

Description of All Property Not Eligible to Become Qualified Property

The anticipated site selected for the proposed project includes existing improvements on property identification number 66791 that will not be part of the qualified property.

The existing improvements are comprised of a garage, carports, porch areas, and a main area.

These existing improvements are wholly unrelated to the proposed project as the new flat roll steel facility will be considered newly constructed property. Existing improvements will remain during the construction period and may be removed pending final site and plant designs.

as School District Locator

Existing Improvements (Not qualified Property)



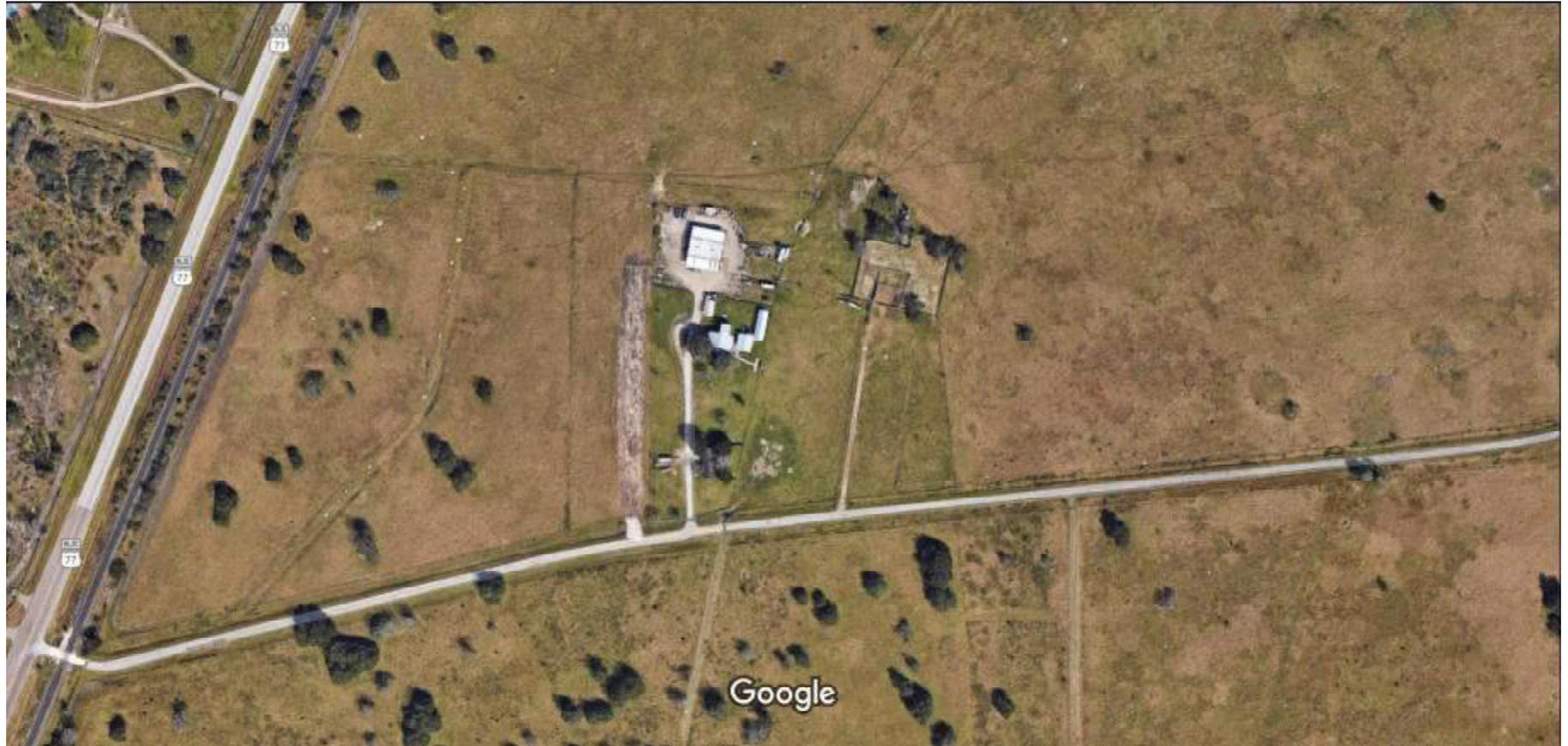
Existing Property in Account No. 66791, Taxable Value \$270,237. Property expressly excluded from application

Existing Improvements (Not qualified Property)



Sinton

Existing Improvements Property ID: 66791



Imagery ©2019 Google, Map data ©2019 Google 200 ft

San Patricio CAD Property Search

Property ID: 66791 For Year 2018

Property Details

Account

Property ID: 66791
Legal Description: PT SEC 1 2 4 & 5 ELIZA H. WELDER 2 ACRES
Geographic ID: 1361-0000-0000-010
Agent Code:

Type: Real

Location

Address: HWY 77 SINTON, TX 78387
Map ID: M-4-
Neighborhood CD:

Owner

Owner ID: 82126
Name: HAMILTON-INGLESIDE LIMITED LP
Mailing Address: 1014 SANTA FE ST
CORPUS CHRISTI, TX 78404
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$270,237
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$23,500
Agricultural Market Valuation:	\$0
Market Value:	\$293,737
Ag Use Value:	\$0
Appraised Value:	\$293,737
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$293,737

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$293,737	\$293,737	\$0.00	
GSP	aSan Patricio County	0.468521	\$293,737	\$293,737	\$1,376.22	
MUD	aSan Patricio Co Drain Dist	0.069607	\$293,737	\$293,737	\$204.46	
RSP	aSan Patricio County Road	0.047803	\$293,737	\$293,737	\$140.42	
SSI	aISD Sinton	1.449000	\$293,737	\$293,737	\$4,256.25	

Total Tax Rate: 2.034931 **Estimated Taxes With Exemptions:** \$5,977.35 **Estimated Taxes Without Exemptions:** \$5,977.35

Property Improvement - Building

Description: Orig code: MA **Type:** Residential **State Code:** E1 **Living Area:** 3,496.00sqft **Value:** \$270,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GR	GARAGE	GRF			777.00
S17BGP	ORIG CODE: S17BGP	S5			3,200.00
OP	OPEN PORCH	OP-4		1951	252.00
MA	MAIN AREA	FR4	Wood / tarpaper	1984	1,240.00
OP	OPEN PORCH	OP-4		1984	16.00
CP	CARPORT	CPW		1984	78.00
MA	MAIN AREA	FR4	Wood / tarpaper	1951	1,742.00
CP	CARPORT	CPW		1951	480.00
OP	OPEN PORCH	OP-4		1951	96.00
OP	OPEN PORCH	OP-4		1984	168.00
CP	CARPORT	CPW		1984	624.00
MA	MAIN AREA	FR3		1951	294.00
SP	ORIG CODE: SP	GN-A		1951	220.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR	ORIG CODE: RUR	2	87,120.00			\$23,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$270,237	\$23,500	\$0	\$293,737	\$0	\$293,737
2017	\$270,237	\$26,500	\$0	\$296,737	\$0	\$296,737
2016	\$246,027	\$7,400	\$0	\$253,427	\$0	\$253,427
2015	\$242,601	\$7,400	\$0	\$250,001	\$0	\$250,001
2014	\$233,542	\$7,400	\$0	\$240,942	\$0	\$240,942
2013	\$218,825	\$7,400	\$0	\$226,225	\$0	\$226,225
2012	\$205,255	\$7,400	\$0	\$212,655	\$0	\$212,655
2011	\$161,675	\$7,400	\$0	\$169,075	\$0	\$169,075

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/2/2012	GWD	GENERAL WD	E H PARTNERSHIP LTD	HAMILTON- INGLESIDE LIMITED LP	620282		620282

DISCLAIMER

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

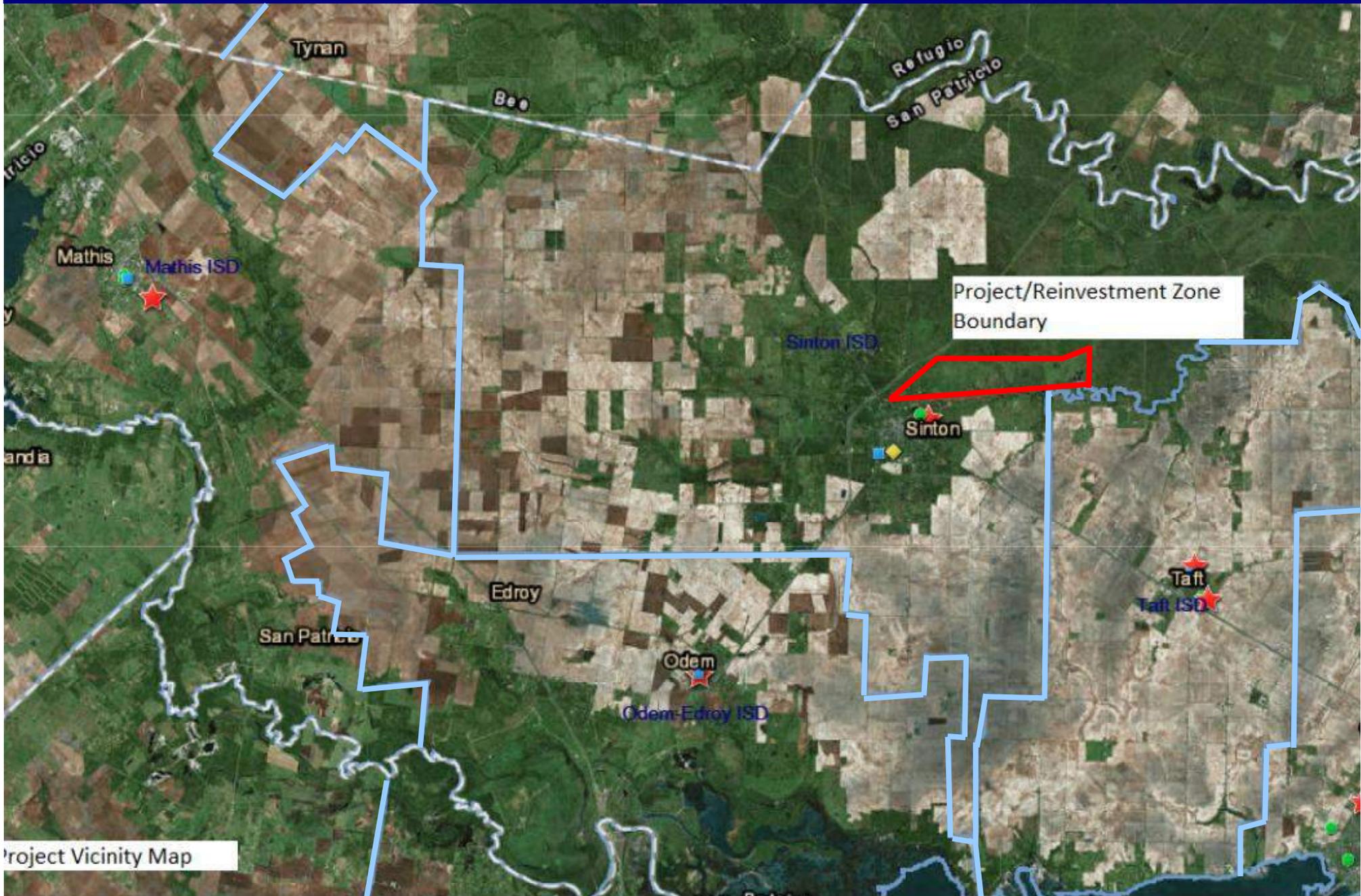
Tab 11
Maps

Tab 11 Contents

- a) Project vicinity
- b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period **See note below**
- c) Qualified property including location of new buildings or new improvements **See note below**
- d) Existing property - NOT QUALIFYING
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

AT THE REQUEST OF THE APPLICANT, SUPPORTING DOCUMENTS FOR THE ITEMS B AND C TO TAB 11 ARE CONSIDERED PROPRIETARY AND CONFIDENTIAL PURSUANT TO SECTION 313.028 OF THE TEXAS TAX CODE AND SECTION 52.101 OF THE TEXAS GOVERNMENT CODE, DUE TO THE NATURE OF THE FINANCIAL INFORMATION AND ANALYSIS SUBMITTED. Applicant has separately submitted Proprietary and Confidential Site Map detail showing the proposed plant site and layout. These models are confidential.

Project Vicinity/Land Location within Vicinity Map



 San Patricio County Line

 Sinton ISD Boundary

 Project/Reinvestment Zone Boundary

Proposed Qualified Investment/Qualified Property location

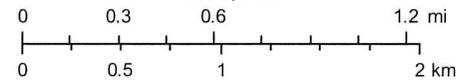


February 13, 2019

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:36,112

□ Parcels



World Transportation

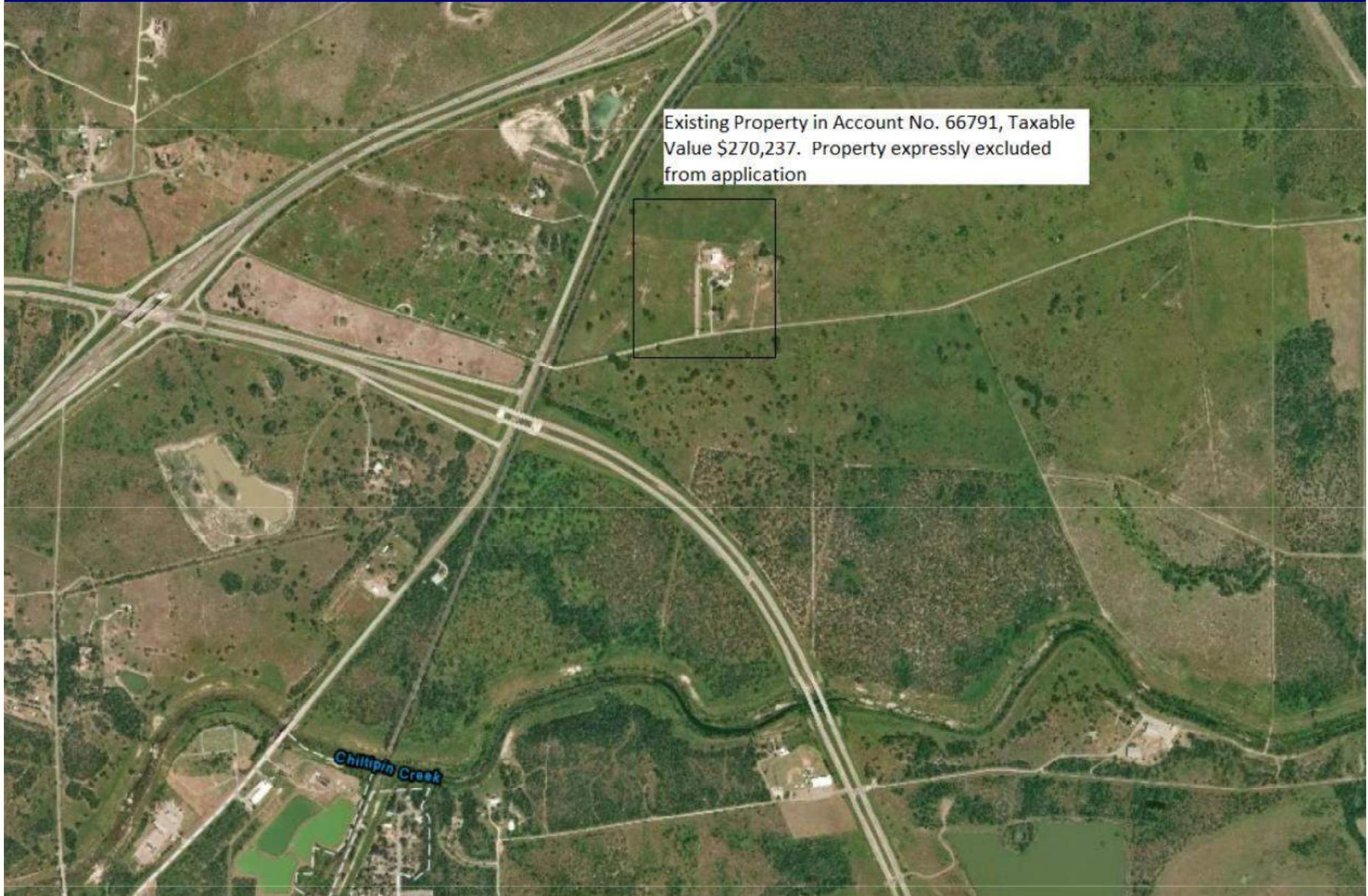
PrEsri, HERE, Garmin, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

<https://gis.bisclient.com/SanPatriciocad/>

San Patricio Central Appraisal District; BIS Consulting - www.bisconsultants.com
Esri, HERE | TX Orthoimagery Program, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS |

as School District Locator

Existing Improvements (Not qualified Property)



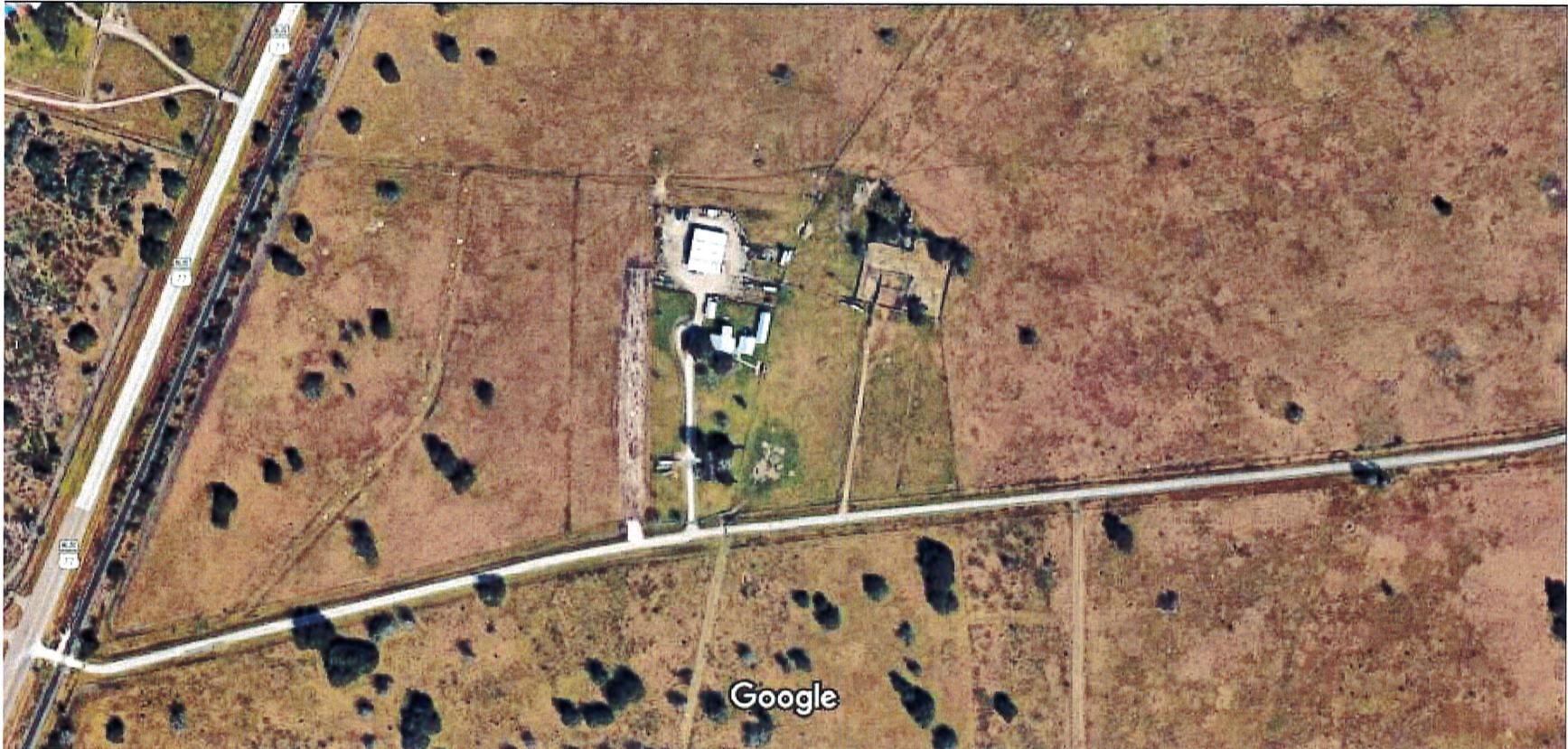
Existing Property in Account No. 66791, Taxable Value \$270,237. Property expressly excluded from application

Existing Improvements (Not qualified Property)



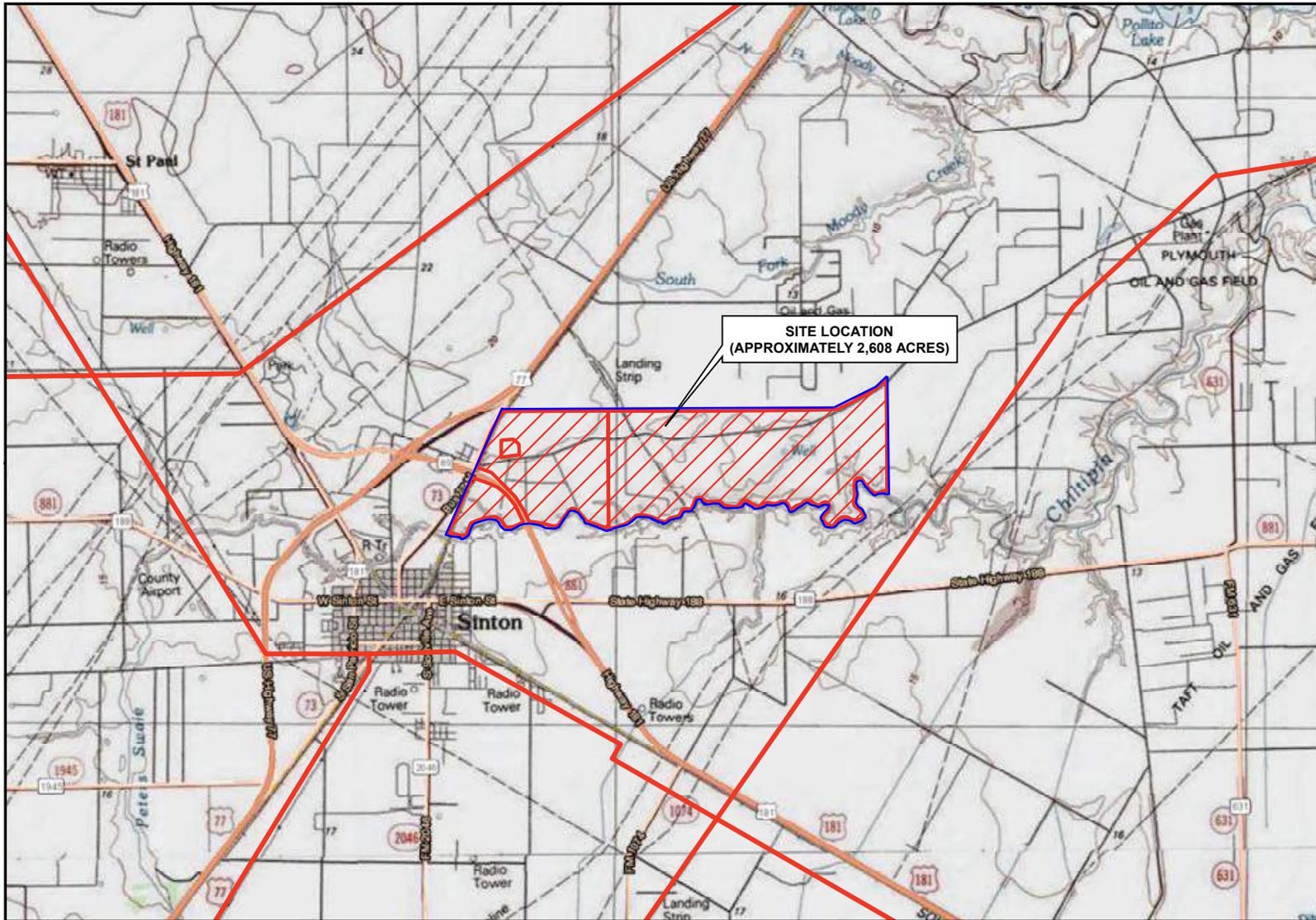
Sinton

Existing Improvements Property ID: 66791



Imagery ©2019 Google, Map data ©2019 Google 200 ft

Reinvestment Zone Map



- LEGEND**
-  Sinton Property
 -  AEP Lines



USGS TOPO MAP
DYNAMO PROJECT

SAN PATRICIO COUNTY, TEXAS

6/12/2018

SHEET 5 OF 15

Tab 12

Job Creation Waiver

NOT APPLICABLE

Tab 12

Job Creation

No request will be made for a waiver of job creation.

Tab 13

Average Wages

Calculations of Wages for San Patricio County

Based on Most Recent Data Available

Average Weekly Wage for all jobs in the County			
Year	Period	Wages All Industries	Wages Manufacturing Jobs
2017	4th Qtr	\$945.00	\$1,632.00
2018	1st Qtr	\$983.00	\$2,500.00
2018	2nd Qtr	\$892.00	\$1,732.00
2018	3rd Qtr	\$913.00	\$1,865.00
Average		\$933.25	\$1,932.25

Average weekly wage for all jobs (all industries) in the county	\$933.25
--	-----------------

110% of the average weekly wage for manufacturing jobs in the county	\$2,125.48
---	-------------------

110% of the average weekly wage for manufacturing jobs in the region	\$1,275.12
<i>Coastal Bend Area Council</i>	
Rate per hour	\$28.98
Hours per week	40
Average weekly wage	\$1,159.20

Minimum required annual wage (52 weeks)	\$60,278.40
--	--------------------

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2017	04	San Patricio	Total All	10	Total, All Industries	0	945
2018	01	San Patricio	Total All	10	Total, All Industries	0	983
2018	02	San Patricio	Total All	10	Total, All Industries	0	892
2018	03	San Patricio	Total All	10	Total, All Industries	0	913

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2017	04	San Patricio	Total All	31-33	Manufacturing	2	1,632
2018	01	San Patricio	Total All	31-33	Manufacturing	2	2,500
2018	02	San Patricio	Total All	31-33	Manufacturing	2	1,732
2018	03	San Patricio	Total All	31-33	Manufacturing	2	1,865

<https://texaslmi.com/LMIbyCategory/QCEW>

Data pulled 2/27/2019

**2017 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$26.24	\$54,587
<u>1. Panhandle Regional Planning Commission</u>	\$23.65	\$49,190
<u>2. South Plains Association of Governments</u>	\$19.36	\$40,262
<u>3. NORTEX Regional Planning Commission</u>	\$23.46	\$48,789
<u>4. North Central Texas Council of Governments</u>	\$26.80	\$55,747
<u>5. Ark-Tex Council of Governments</u>	\$18.59	\$38,663
<u>6. East Texas Council of Governments</u>	\$21.07	\$43,827
<u>7. West Central Texas Council of Governments</u>	\$21.24	\$44,178
<u>8. Rio Grande Council of Governments</u>	\$18.44	\$38,351
<u>9. Permian Basin Regional Planning Commission</u>	\$26.24	\$54,576
<u>10. Concho Valley Council of Governments</u>	\$19.67	\$40,924
<u>11. Heart of Texas Council of Governments</u>	\$21.53	\$44,781
<u>12. Capital Area Council of Governments</u>	\$31.49	\$65,497
<u>13. Brazos Valley Council of Governments</u>	\$17.76	\$39,931
<u>14. Deep East Texas Council of Governments</u>	\$17.99	\$37,428
<u>15. South East Texas Regional Planning Commission</u>	\$34.98	\$72,755
<u>16. Houston-Galveston Area Council</u>	\$28.94	\$60,202
<u>17. Golden Crescent Regional Planning Commission</u>	\$26.94	\$56,042
<u>18. Alamo Area Council of Governments</u>	\$22.05	\$48,869
<u>19. South Texas Development Council</u>	\$15.07	\$31,343
<u>20. Coastal Bend Council of Governments</u>	\$28.98	\$60,276
<u>21. Lower Rio Grande Valley Development Council</u>	\$17.86	\$37,152
<u>22. Texoma Council of Governments</u>	\$21.18	\$44,060
<u>23. Central Texas Council of Governments</u>	\$19.30	\$40,146
<u>24. Middle Rio Grande Development Council</u>	\$24.07	\$50,058

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

Tab 14

Schedules A1, A2, B, C, and D

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date **2/19/2019**
 Applicant Name **Buffalo, LLC**
 ISD Name **Sinton ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to become Qualified Property				[The only other investment made before filing complete application with district that may become Qualified Property is land.]
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	0	2019-2020	2019	159,000,000	41,000,000	0	\$50,000,000	\$250,000,000
Complete tax years of qualifying time period	QTP1	2020-2021	2020	631,000,000	269,000,000	0		\$900,000,000
	QTP2	2021-2022	2021	462,000,000	168,000,000	0		\$630,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				1,252,000,000	478,000,000	0	50,000,000	\$1,780,000,000
Enter amounts from TOTAL row above in Schedule A2								
Total Qualified Investment (sum of green cells)				1,730,000,000				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Date **2/19/2019**

Applicant Name **Buffalo, LLC**

ISD Name **Sinton ISD**

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				1,252,000,000	478,000,000	0	\$50,000,000	\$1,780,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019	159,000,000	41,000,000	0	50,000,000	250,000,000
	0	2020-2021	2020	631,000,000	269,000,000	0	0	900,000,000
	0	2021-2022	2021	462,000,000	168,000,000	0	0	630,000,000
Value limitation period***	1	2022-2023	2022	10,000,000	0	0	0	10,000,000
	2	2023-2024	2023	5,000,000	0	0	0	5,000,000
	3	2024-2025	2024	5,000,000	0	0	0	5,000,000
	4	2025-2026	2025	5,000,000	0	0	0	5,000,000
	5	2026-2027	2026	0	0	0	0	0
	6	2027-2028	2027	0	0	0	0	0
	7	2028-2029	2028	0	0	0	0	0
	8	2029-2030	2029	0	0	0	0	0
	9	2030-2031	2030	0	0	0	0	0
	10	2031-2032	2031	0	0	0	0	0
Total Investment made through limitation				1,277,000,000	478,000,000	0	50,000,000	1,805,000,000
Continue to maintain viable presence	11	2032-2033	2032					
	12	2033-2034	2033					
	13	2034-2035	2034					
	14	2035-2036	2035					
	15	2036-2037	2036					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					
	17	2038-2039	2038					
	18	2039-2040	2039					
	19	2040-2041	2040					
	20	2041-2042	2041					
	21	2042-2043	2042					
	22	2043-2044	2043					
	23	2044-2045	2044					
	24	2045-2046	2045					
25	2046-2047	2046						

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

2/19/2019

Applicant Name

Buffalo, LLC

Form 50-296A

ISD Name

Sinton ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$ 4,279,401	\$ 41,000,000	\$ 159,000,000	\$ 204,279,401	\$ 204,279,401	\$ 204,279,401
	0	2021-2022	2021	\$ 4,279,401	\$ 303,800,000	\$ 750,500,000	\$ 1,058,579,401	\$ 1,058,579,401	\$ 1,058,579,401
Value Limitation Period	1	2022-2023	2022	\$ 4,279,401	\$ 462,364,000	\$ 1,149,900,000	\$ 1,616,543,401	\$ 1,616,543,401	\$ 20,000,000
	2	2023-2024	2023	\$ 4,279,401	\$ 453,116,720	\$ 1,096,800,000	\$ 1,554,196,121	\$ 1,554,196,121	\$ 20,000,000
	3	2024-2025	2024	\$ 4,279,401	\$ 444,054,386	\$ 1,038,450,000	\$ 1,486,783,787	\$ 1,486,783,787	\$ 20,000,000
	4	2025-2026	2025	\$ 4,279,401	\$ 435,173,298	\$ 979,850,000	\$ 1,419,302,699	\$ 1,419,302,699	\$ 20,000,000
	5	2026-2027	2026	\$ 4,279,401	\$ 426,469,832	\$ 921,000,000	\$ 1,351,749,233	\$ 1,351,749,233	\$ 20,000,000
	6	2027-2028	2027	\$ 4,279,401	\$ 417,940,435	\$ 857,150,000	\$ 1,279,369,836	\$ 1,279,369,836	\$ 20,000,000
	7	2028-2029	2028	\$ 4,279,401	\$ 409,581,627	\$ 793,300,000	\$ 1,207,161,028	\$ 1,207,161,028	\$ 20,000,000
	8	2029-2030	2029	\$ 4,279,401	\$ 401,389,994	\$ 729,450,000	\$ 1,135,119,395	\$ 1,135,119,395	\$ 20,000,000
	9	2030-2031	2030	\$ 4,279,401	\$ 393,362,194	\$ 665,600,000	\$ 1,063,241,595	\$ 1,063,241,595	\$ 20,000,000
	10	2031-2032	2031	\$ 4,279,401	\$ 385,494,950	\$ 601,750,000	\$ 991,524,351	\$ 991,524,351	\$ 20,000,000
Continue to maintain viable presence	11	2032-2033	2032	\$ 4,279,401	\$ 377,785,051	\$ 537,900,000	\$ 919,964,452	\$ 919,964,452	\$ 919,964,452
	12	2033-2034	2033	\$ 4,279,401	\$ 370,229,350	\$ 474,050,000	\$ 848,558,751	\$ 848,558,751	\$ 848,558,751
	13	2034-2035	2034	\$ 4,279,401	\$ 362,824,763	\$ 410,200,000	\$ 777,304,164	\$ 777,304,164	\$ 777,304,164
	14	2035-2036	2035	\$ 4,279,401	\$ 355,568,268	\$ 346,350,000	\$ 706,197,669	\$ 706,197,669	\$ 706,197,669
	15	2036-2037	2036	\$ 4,279,401	\$ 348,456,903	\$ 282,500,000	\$ 635,236,304	\$ 635,236,304	\$ 635,236,304
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	\$ 4,279,401	\$ 341,487,765	\$ 258,150,000	\$ 603,917,166	\$ 603,917,166	\$ 603,917,166
	17	2038-2039	2038	\$ 4,279,401	\$ 334,658,009	\$ 256,900,000	\$ 595,837,410	\$ 595,837,410	\$ 595,837,410
	18	2039-2040	2039	\$ 4,279,401	\$ 327,964,849	\$ 256,150,000	\$ 588,394,250	\$ 588,394,250	\$ 588,394,250
	19	2040-2041	2040	\$ 4,279,401	\$ 321,405,552	\$ 255,650,000	\$ 581,334,953	\$ 581,334,953	\$ 581,334,953
	20	2041-2042	2041	\$ 4,279,401	\$ 314,977,441	\$ 255,400,000	\$ 574,656,842	\$ 574,656,842	\$ 574,656,842
	21	2042-2043	2042	\$ 4,279,401	\$ 308,677,892	\$ 255,400,000	\$ 568,357,293	\$ 568,357,293	\$ 568,357,293
	22	2043-2044	2043	\$ 4,279,401	\$ 302,504,334	\$ 255,400,000	\$ 562,183,735	\$ 562,183,735	\$ 562,183,735
	23	2044-2045	2044	\$ 4,279,401	\$ 296,454,248	\$ 255,400,000	\$ 556,133,649	\$ 556,133,649	\$ 556,133,649
	24	2045-2046	2045	\$ 4,279,401	\$ 290,525,163	\$ 255,400,000	\$ 550,204,564	\$ 550,204,564	\$ 550,204,564
	25	2046-2047	2046	\$ 4,279,401	\$ 284,714,660	\$ 255,400,000	\$ 544,394,061	\$ 544,394,061	\$ 544,394,061

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date **2/28/2019**
 Applicant Name **Buffalo, LLC**
 ISD Name **Sinton ISD**

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's (Full Time Employees)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	150	\$64,700	0	40	\$121,000
	0	2021-2022	2021	500	\$64,700	0	150	\$89,900
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022	300	\$64,700	0	300	\$74,600
	2	2023-2024	2023	0	\$0	0	450	\$76,200
	3	2024-2025	2024	0	\$0	0	500	\$77,800
	4	2025-2026	2025	0	\$0	0	500	\$79,400
	5	2026-2027	2026	0	\$0	0	500	\$81,000
	6	2027-2028	2027	0	\$0	0	500	\$82,600
	7	2028-2029	2028	0	\$0	0	500	\$84,300
	8	2029-2030	2029	0	\$0	0	500	\$86,000
	9	2030-2031	2030	0	\$0	0	500	\$87,700
	10	2031-2032	2031	0	\$0	0	500	\$89,500
Years Following Value Limitation Period	11 through 25	2032-2047	2032	0	\$0	0	500	\$91,300

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 Yes No
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

Date **2/19/2019**
 Applicant Name **Buffalo, LLC**
 ISD Name **Sinton, ISD**

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: San Patricio	2020	10 years	To be determined	70% abatement	To be determined
	City:					
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions	City / County	2020	To be determined	To be determined	To be determined	To be determined
Non-Annexation Agreements						
Enterprise Zone/Project	State of Texas	2020	5 years	Not applicable	727,500	Not applicable
Economic Development Corporation						
Texas Enterprise Fund	State of Texas	2020	10 years		Up to \$10,000 per job	
Employee Recruitment						
Skills Development Fund	State of Texas	2020	To be determined		To be determined	
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other: Drainage District Abatement	San Patricio County	2020	To be determined		To be determined	
Other:						
Other:						
Other:						
TOTAL				-	727,500	-

Additional information on incentives for this project:

Tab 15

Economic Impact Analysis, other payments
made in the state or other economic
information (if applicable)

NOT APPLICABLE

Tab 16

Reinvestment Zone Description

ORDER
THE COMMISSIONERS COURT OF SAN PATRICIO COUNTY, TEXAS
DESIGNATING REINVESTMENT ZONE

AN ORDER DESIGNATING A CERTAIN AREA AS SAN PATRICIO COUNTY BUFFALO STEEL MILL REINVESTMENT ZONE, FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN SAN PATRICIO COUNTY, TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners Court of San Patricio County, Texas desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code § 312.001, *et seq.*), and the Guidelines and Criteria of the Commissioners Court of San Patricio County for Granting a Tax Abatement in a Reinvestment Zone Created in San Patricio County, Texas (the "Guidelines"); and

WHEREAS, on February 18, 2019, a hearing before the Commissioners Court of San Patricio County, Texas was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in *The News of San Patricio County* and the delivery of written notice to the respective presiding officers of each taxing entity that it includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Commissioners Court of San Patricio County, Texas at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF SAN PATRICIO COUNTY, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this Order are hereby found and declared to be true and correct.

SECTION 2. That the Commissioners Court of San Patricio County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and
- (b) That the boundaries of the San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 should be the area within the boundaries described in Exhibit "A" and as depicted in the plat map indicating the boundaries thereof, attached hereto as Exhibit "B," and incorporated herein by reference for all intents and purposes; and,
- (c) That creation of the San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 with boundaries as described in Exhibit "A" and depicted in "B" will result in benefits to the San Patricio County, Texas and to land included in the zone and that the improvements sought are feasible and practical; and
- (d) The San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001, as described in Exhibit "A" and depicted in Exhibit "B" meets the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of San Patricio County, Texas, and that the entire tract of land is located entirely within an unincorporated area of San Patricio County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, San Patricio County Commissioner's Court hereby creates San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001; a reinvestment zone for commercial-industrial tax abatement encompassing only the area within the boundaries described in "Exhibit A" and that is depicted in the plat map thereof in Exhibit "B," and such reinvestment zone is hereby designated and shall hereafter be referred to as San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001.

SECTION 4. That San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 shall take effect on February 18, 2019 and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this

Order.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the San Patricio County Commissioners Court at which this Order was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 18th day of February, 2019.



David R. Krebs, County Judge
San Patricio County, Texas



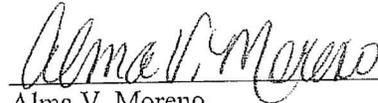
Nina Trevino
Commissioner, Precinct 1

Attest:

Gracie Alaniz-Gonzales
County Clerk
San Patricio County, Texas



Gary Moore, Sr.
Commissioner, Precinct 2



Alma V. Moreno
Commissioner, Precinct 3



Howard Gillespie
Commissioner, Precinct 4

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY INCLUDED IN THE REINVESTMENT ZONE

The property includes approximately 2487.23 acre parcel of land that is situated 2.00 miles due east of the intersection of SH89 and US77 and extends out to 4.77 miles from that same intersection. The south boundary is Chiltipin Creek and the north boundary runs east west above Marathon Road until it intersects the road at 4.50 miles. The legal description is PT SEC 1 2 4 & 5 Eliza H. Welder

METES AND BOUNDS DESCRIPTION:

FILE NO. FN-60193-TX

Field notes of a 2487.23 acre parcel of land, being all of that 739.51 acres of land described as Tract I, Parcel 2, conveyed to ExTra-Hamilton LLC, all of that 873.86 acres of land described as Tract II conveyed to ExStra-Edwards LLC and all of that 873.86 acres of land described as Tract III conveyed to ExStra Allen LLC, by and between the foregoing parties by Partition Deed recorded March 13, 2009 as Clerk's File Number 588881 in the Official Public Records of San Patricio County, Texas;

Said 2487.23 acre parcel is comprised of a portion of Fractional Sections 1 and 2 and 4, all of Fractional Sections 21 and 22, and part of Sections 20 and 23 of the Eliza H. Welder Ranch Subdivision as shown on map recorded in Volume 3, Page 33 of the Map Records of San Patricio County, Texas;

Said 2487.23 acre parcel is out of the Jose Maria and Felipe Portilla Survey, Abstract 24 and the Calixto, Juan, Francisco and Encarnacion Portilla Survey, Abstract 25, is situated in San Patricio County, Texas, approximately 1 mile northeast of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a concrete monument found (near a fence corner post) in the southeast right-of-way line of the Missouri Pacific Railroad, the northwest line of said Section 2, at the southwest corner of a 5794.93 acre parcel of land conveyed from the Patrick H. Welder Management Trust to Portilla Ranch Holdings, Ltd. by Special Warranty Deed with Vendor's Lien recorded February 22, 2008 as Clerk's File Number 577696 in the Official Public Records of San Patricio County, Texas; and at the northwest corner of said Tract I, Parcel 2, for the northwest corner of this parcel;

Thence N 89°31'28" E along the south line of said 5794.93 acre parcel, the north line of said Tract I, Parcel 2, and the north line of this parcel, generally following a fence, at 5424.34 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract I, Parcel 2 and at the northwest corner of said Tract II, near a fence corner post, and continuing along the north line of said Tract II, at 12599.83 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract II and the northwest corner of said Tract III, near a fence corner post, and continuing along the north line of said Tract III, in all, a distance of 17219.68 feet to a 5/8" iron rod with surveyor's cap stamped

"RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 67°07'46" E along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 394.44 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 61°41'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 2005.56 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 47°19'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 188.33 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 44°44'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 547.22 feet to a concrete monument found in the west line of Section 34 of said Eliza H. Welder Ranch Subdivision and the east line of said Section 23, at the southeast corner of said 5794.93 acre parcel, the northeast corner of said Tract III, and in the west line of a 14,507.12 acre parcel of land conveyed to the Helen Ford Allen Non-Exempt Trust and the Grace Ford Powers Non Exempt Trust by Independent Executors' Distribution Deed Recorded November 28, 2016 as Clerk's File Number 662028 in the Official Public Records of San Patricio County, Texas; for the northeast corner of this parcel;

Thence S 00°25'14" E along the east line of Sections 22 & 23, the west line of said Section 34 and Section 35 of said Eliza H. Welder Ranch Subdivision, the west line of said 14,507.12 acre parcel, the east line of said Tract III, and the east line of this parcel, generally following a fence, at 5764.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker and continuing, departing said fence and continuing, in all a distance of 5968.97 feet to a point in the center of Chiltipin Creek for a southwest corner of said 14,507.12 acre parcel and the southeast corner of said Tract III, for the southeast corner of this parcel;

Thence in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract III, and the south line of this parcel as follows:

N 62°53'58" W, a distance of 143.66 feet;
S 89°57'14" W, a distance of 47.17 feet;
S 77°54'04" W, a distance of 249.48 feet;
S 80°52'07" W, a distance of 134.34 feet;

N 77°45'55" W, a distance of 117.09 feet;
N 50°17'59" W, a distance of 218.15 feet;
N 49°21'31" W, a distance of 349.64 feet;
N 30°43'48" W, a distance of 259.82 feet;
N 47°20'19" W, a distance of 228.97 feet;
S 59°09'01" W, a distance of 240.13 feet;
S 11°08'05" W, a distance of 254.25 feet;
S 17°35'55" E, a distance of 147.67 feet;
S 07°22'54" E, a distance of 232.40 feet;
S 09°07'01" W, a distance of 197.26 feet;
S 13°30'31" W, a distance of 171.45 feet;
S 09°23'02" E, a distance of 194.05 feet;
S 50°28'51" E, a distance of 215.51 feet;
S 51°47'09" E, a distance of 161.28 feet;
S 35°00'00" E, a distance of 141.76 feet;
S 33°53'16" E, a distance of 185.23 feet;
S 03°26'45" E, a distance of 136.29 feet;
S 34°40'50" W, a distance of 149.74 feet;
S 61°42'01" W, a distance of 164.36 feet;
S 79°41'54" W, a distance of 265.17 feet;
N 83°27'27" W, a distance of 120.09 feet;
N 61°33'18" W, a distance of 117.51 feet;
N 73°33'27" W, a distance of 315.61 feet;
S 86°35'11" W, a distance of 166.03 feet;
S 53°14'25" W, a distance of 135.92 feet;
S 46°49'57" W, a distance of 173.49 feet;
S 27°58'27" W, a distance of 166.50 feet;
S 46°20'47" W, a distance of 130.08 feet;
S 71°38'21" W, a distance of 112.79 feet;
N 75°13'13" W, a distance of 233.77 feet;
N 58°19'22" W, a distance of 240.56 feet;
N 37°10'50" W, a distance of 179.66 feet;
N 18°06'32" W, a distance of 157.13 feet;
N 21°28'07" E, a distance of 142.20 feet;
N 41°08'54" E, a distance of 172.81 feet;
N 38°51'55" E, a distance of 245.98 feet;
N 18°03'19" E, a distance of 129.17 feet;
N 00°41'31" E, a distance of 113.77 feet;
N 57°42'10" W, a distance of 130.58 feet;
N 88°50'18" W, a distance of 96.97 feet;
S 54°59'15" W, a distance of 144.97 feet;
S 61°35'10" W, a distance of 147.03 feet;
N 86°24'36" W, a distance of 129.94 feet;
N 60°36'07" W, a distance of 240.54 feet;
N 60°10'25" W, a distance of 258.07 feet;
S 75°30'41" W, a distance of 132.96 feet;

S 54°28'42" W, a distance of 276.18 feet;
S 71°03'03" W, a distance of 291.88 feet;
S 50°20'04" W, a distance of 146.75 feet;
S 53°33'05" W, a distance of 212.68 feet;
N 67°21'57" W, a distance of 110.28 feet;
N 20°22'36" W, a distance of 158.77 feet;
N 20°40'15" W, a distance of 202.44 feet;
N 53°19'24" W, a distance of 164.55 feet;
S 81°43'34" W, a distance of 146.88 feet;
S 71°52'18" W, a distance of 293.29 feet;
N 77°24'12" W, a distance of 194.94 feet;
N 89°02'57" W, a distance of 195.63 feet;
S 68°13'15" W, a distance of 54.56 feet;
S 80°46'57" W, a distance of 203.84 feet;
S 45°28'05" W, a distance of 208.73 feet;
N 77°45'35" W, a distance of 220.22 feet;
N 70°48'32" W, a distance of 207.46 feet;
N 62°09'20" W, a distance of 166.92 feet;
N 63°08'06" W, a distance of 125.58 feet;

S 89°25'34" W, at 50.07 feet passing the southwest corner of said Tract III and the southeast corner of said Tract II and continuing along the south line of said Tract II, in all, a distance of 108.61 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract II, and the south line of this parcel as follows:

S 80°11'14" W, a distance of 70.76 feet;
S 42°37'34" W, a distance of 150.25 feet;
S 50°55'52" W, a distance of 120.30 feet;
S 69°44'25" W, a distance of 138.05 feet;
S 89°17'46" W, a distance of 160.58 feet;
S 87°50'53" W, a distance of 217.34 feet;
N 76°46'21" W, a distance of 128.58 feet;
N 85°27'52" W, a distance of 236.29 feet;
N 54°27'09" W, a distance of 70.81 feet;
N 43°03'02" W, a distance of 234.46 feet;
N 85°03'33" W, a distance of 156.11 feet;
S 85°05'09" W, a distance of 256.32 feet;
S 84°17'06" W, a distance of 304.64 feet;
N 52°42'55" W, a distance of 150.00 feet;
N 59°10'44" W, a distance of 253.86 feet;
S 76°46'33" W, a distance of 148.90 feet;
S 24°26'16" W, a distance of 196.69 feet;
S 18°28'22" W, a distance of 218.66 feet;
S 37°50'00" W, a distance of 206.91 feet;
S 68°21'01" W, a distance of 93.90 feet;

N 74°22'15" W, a distance of 92.90 feet;
N 88°12'39" W, a distance of 184.75 feet;
S 53°54'48" W, a distance of 77.93 feet;
S 25°35'03" W, a distance of 188.44 feet;
S 45°22'14" W, a distance of 170.05 feet;
S 67°13'10" W, a distance of 253.78 feet;
S 80°23'38" W, a distance of 216.30 feet;
S 56°48'56" W, a distance of 325.26 feet;
N 82°51'44" W, a distance of 80.53 feet;
N 76°29'20" W, a distance of 306.79 feet;
N 57°30'44" W, a distance of 328.75 feet;
N 74°28'57" W, a distance of 217.95 feet;
N 72°05'59" W, a distance of 133.45 feet;
N 77°06'13" W, a distance of 166.75 feet;
S 84°43'47" W, a distance of 159.40 feet;
S 65°18'27" W, a distance of 249.55 feet;
S 41°16'14" W, a distance of 215.85 feet;
S 49°44'27" W, a distance of 132.21 feet;
S 44°20'11" W, a distance of 106.55 feet;
S 73°06'42" W, a distance of 186.47 feet;
S 71°43'37" W, a distance of 130.96 feet;
S 74°46'37" W, a distance of 173.91 feet;
S 66°15'28" W, a distance of 200.47 feet;
S 70°02'22" W, a distance of 176.95 feet;
S 83°57'51" W, a distance of 138.88 feet;

S 87°46'43" W, at 119.14 feet passing the southwest corner of said Tract II and the southeast corner of said Tract I, Parcel II and continuing along the south line of said Tract I, Parcel 2, in all, a distance of 151.82 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract I, Parcel 2 and the south line of this parcel as follows:

N 68°01'27" W, a distance of 265.03 feet;
N 71°24'13" W, a distance of 333.30 feet;
N 71°15'04" W, a distance of 336.08 feet;
N 70°09'02" W, a distance of 238.63 feet;
N 42°26'09" W, a distance of 298.05 feet;
N 37°34'39" W, a distance of 293.24 feet;
N 47°52'04" W, a distance of 139.66 feet;
N 52°53'56" W, a distance of 127.82 feet;
N 80°19'08" W, a distance of 146.79 feet;
S 75°13'54" W, a distance of 109.00 feet;
S 43°57'15" W, a distance of 180.92 feet;
S 38°45'57" W, a distance of 327.77 feet;
S 34°02'45" W, a distance of 517.81 feet;

S 46°39'20" W, a distance of 107.24 feet;
S 89°58'00" W, a distance of 249.78 feet;
N 72°35'50" W, a distance of 199.60 feet;
N 76°36'40" W, a distance of 349.38 feet;
N 81°01'37" W, a distance of 416.06 feet;

N 83°11'11" W, a distance of 269.71 feet to a point in the northeast right-of-way line of State Highway 89, for the southwest corner of said Tract I, Parcel 2 and the southwest corner of this parcel;

Thence in a northwesterly direction along the northeast right-of-way line of said State Highway 89, the southwest line of said Tract I, Parcel 2 and the southwest line of this parcel as follows:

N 24°53'01" W, passing a fence corner post and continuing, generally following a fence, a distance of 624.01 feet to a concrete monument found for an angle corner;
N 32°43'43" W, generally following a fence, a distance of 843.48 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for an angle corner;
N 44°41'06" W, generally following a fence, a distance of 1753.07 feet to a concrete monument found for an angle corner;
N 70°28'17" W, generally following a fence, a distance of 832.04 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the west corner of said Tract I, Parcel 2 in the east line of the Missouri Pacific Railroad right-of-way, for the west corner of this parcel;

Thence along the east right-of-way line of said Missouri Pacific Railroad, the west line of said Tract I, Parcel 2, and the west of this parcel, generally following a fence, as follows:

N 22°01'29" E, a distance of 1704.84 feet;
N 22°59'46" E, a distance of 108.44 feet;
N 24°08'46" E, a distance of 108.46 feet;
N 25°12'25" E, a distance of 114.76 feet;
N 26°20'20" E, a distance of 111.39 feet;
N 27°23'24" E, a distance of 111.15 feet;
N 28°27'38" E, a distance of 111.25 feet;
N 29°33'03" E, a distance of 111.11 feet;
N 30°41'09" E, a distance of 109.49 feet;
N 31°44'44" E, a distance of 110.72 feet;
N 32°44'41" E, a distance of 107.20 feet;
N 33°46'17" E, a distance of 104.75 feet;
N 35°07'24" E, a distance of 157.65 feet;
N 36°37'38" E, a distance of 155.50 feet to the place of beginning, containing

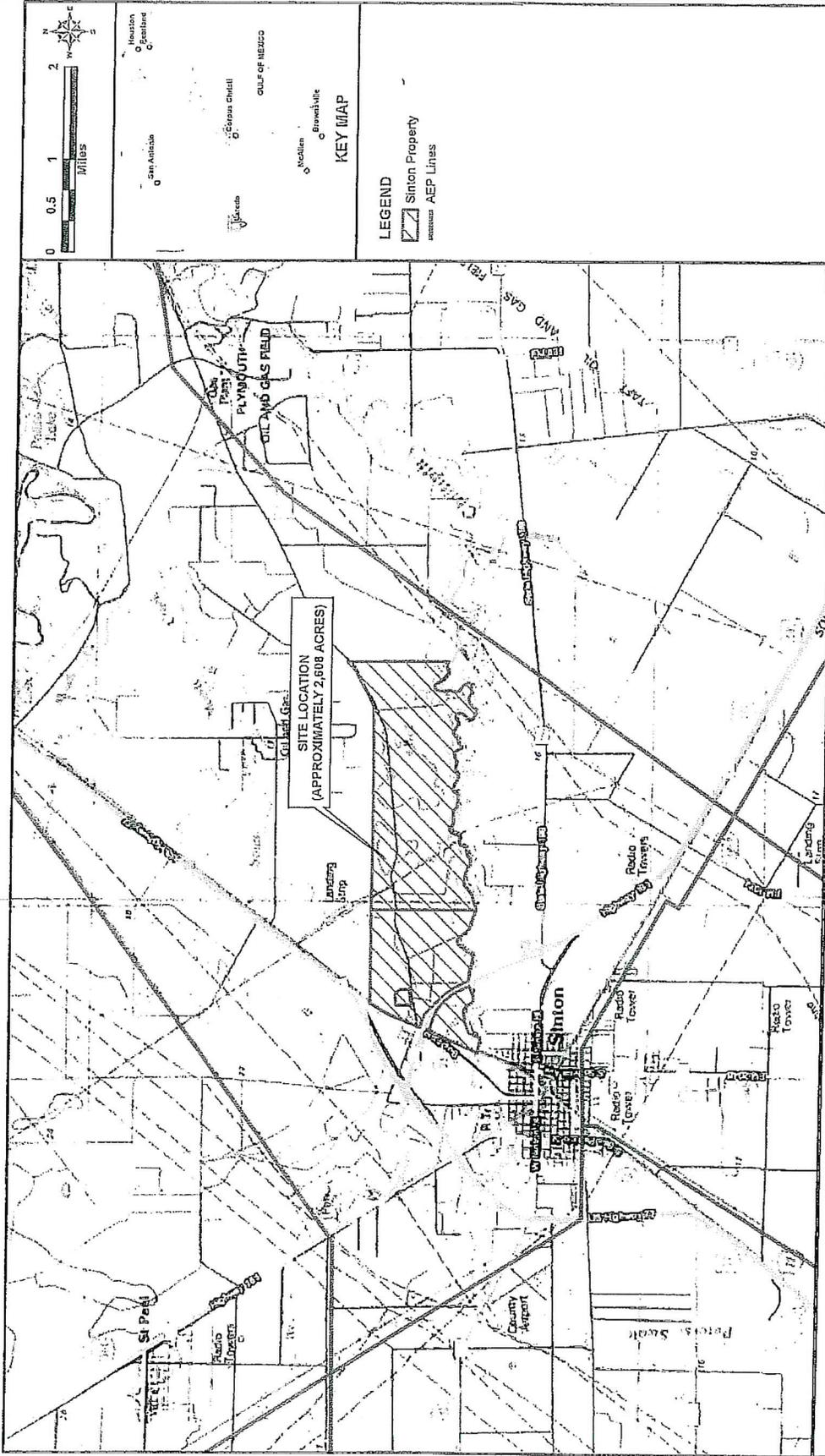
2487.23 acres, more or less, subject to all easements of record.

All bearings in this description refer to the Texas Coordinate System of 1927, South Zone.

Distances are U.S. Feet and area is Acres, both being at a surface of average elevation of 50 feet, NAVD88.

EXHIBIT B

(ATTACHED)



USGS TOPO MAP
 DYNAMO PROJECT
 SAN PATRICIO COUNTY, TEXAS
 6/12/2018 SHEET 5 OF 15


 PORT CORPUS CHRISTI


 QUALIFIED SITE


 HANSON
 Engineering Planning & Field Services


 PORT CORPUS CHRISTI

Tab 17

Signature and Certification

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here ▶ Chad Jones Superintendent
Print Name (Authorized School District Representative) Title

sign here ▶ Chad Jones 3-4-2019
Signature (Authorized School District Representative) Date

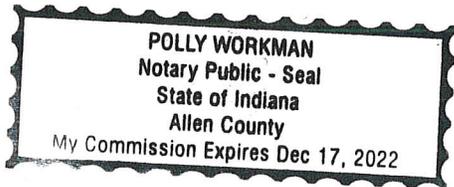
2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here ▶ Richard Poinsatte Vice President & Treasurer
Print Name (Authorized Company Representative (Applicant)) Title

sign here ▶ [Signature] 4 March 2019
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the
4 day of March, 2019
Polly Workman
Notary Public in and for the State of Texas IN
 My Commission expires: Dec. 17, 2022

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.